



**Connells**

Clopton Road  
STRATFORD-UPON-AVON



## Property Description

Perfectly positioned for convenient living, this charming property offers excellent access to local amenities, reputable schools, and reliable transport links—making it an ideal choice for first-time buyers, small families, or anyone seeking a well-connected location.

Inside, the home features a welcoming living space, a practical fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. The layout is thoughtfully designed to maximise comfort and natural light throughout.

Outside, the property benefits from a private rear garden—perfect for relaxing or entertaining—and allocated parking, providing added convenience and peace of mind.

With its attractive setting and superb convenience, this lovely home offers a fantastic opportunity to enjoy life in the historic town of Stratford-upon-Avon.

## Cloakroom

The property also benefits from an external cloakroom, fitted with a low-level W/C for added practicality.

Conveniently positioned outside, this additional facility is ideal for guests, outdoor use, or day-to-day convenience, offering a useful extra amenity without impacting the internal layout of the home.

## Lounge

A warm and inviting lounge offering a comfortable and stylish living space.

The room features bespoke shelving, ideal for storage and display, adding both character

and practicality. Laminate flooring runs throughout, providing a modern and easy-to-maintain finish. At the heart of the room sits a charming log burner, creating a cosy focal point and a welcoming atmosphere—perfect for relaxing evenings or entertaining guests.

## Dining Room

A charming and characterful dining room, perfect for both everyday meals and entertaining.

The space features beautiful stone flooring, adding a touch of rustic elegance and durability. A log burner provides a warm and cosy focal point, creating an inviting atmosphere throughout the year. Together, these features offer a wonderful blend of charm and practicality, making the room a standout feature of the home.

## Landing

The landing provides access to the first-floor accommodation and includes a fitted radiator, ensuring warmth and comfort throughout the upper level.

The space offers a bright and practical transition area between rooms, with potential for additional storage or decorative touches.

## Bedroom One

Bedroom One is a spacious and well-presented double bedroom, benefiting from a large, double-glazed window that fills the room with natural light.

A radiator ensures year-round comfort, while the fitted wardrobe provides practical built-in storage, helping to maximise space and maintain a clean, uncluttered feel. This room

offers a comfortable and functional retreat within the home.

## Bedroom Two

Bedroom Two is a well-proportioned room featuring a double-glazed window that allows plenty of natural light to brighten the space.

A fitted radiator provides comfortable heating, making this an ideal bedroom, guest room, or versatile home office.

## Bathroom

A well-appointed bathroom offering a clean and modern finish.

The suite comprises a low-level W/C, wash hand basin, and a bath with shower over, providing both convenience and versatility. A chrome heated towel rail adds a stylish touch while keeping the space warm, and laminate flooring completes the room with a practical and contemporary look.

## Loft Space

The property also benefits from a useful loft space, offering additional storage and potential for further utilisation (subject to any necessary permissions).

Accessed via the landing, the area provides a practical solution for storing seasonal items or household essentials, helping to keep the main living areas clutter-free.

## Special Features

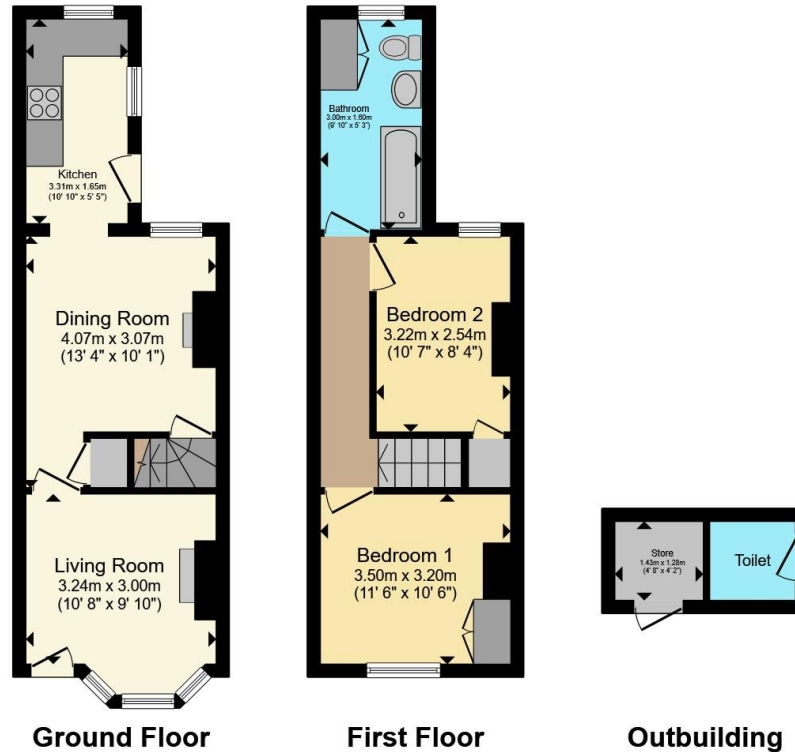
This property benefits from significant recent upgrades, including a newly fitted boiler and updated wiring throughout.

These improvements offer enhanced energy efficiency, modern safety standards, and added peace of mind for future owners. The updates contribute to the overall reliability and long-term value of the home, ensuring it is well-equipped for comfortable, efficient living.









Total floor area 58.6 m<sup>2</sup> (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: G Council Tax Band: C

Tenure: Freehold

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